

## SHEET 1 OF 8 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15827)TOTAL ACRES: 77.470 AC.  
NUMBERED LOTS: 12  
LETTERED LOTS: 23  
DATE OF SURVEY: NOVEMBER 1997.

BLOCK: 5157 MODULE: 19,09,18,08

## TRACT NO. 15827

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

PORTION OF PARCEL 1 AS SHOWN ON EXHIBIT "B" ATTACHED TO THAT CERTAIN LOT  
LINE ADJUSTMENT NO. 96-026, RECORDED NOVEMBER 21, 1996 AS INSTRUMENT  
NO. 19960587414 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

JULY, 1999

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE INSURANCE COMPANYDATE Mar. 10, 2000TIME 12:02 pm FEE \$ 21.00INSTRUMENT # 20000127016 amBOOK 797 PAGE 32-39GARY L. GRANVILLE  
COUNTY CLERK-RECORDERBY Matthew Hall  
DEPUTY

## OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE  
INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO  
THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN  
THE DISTINCTIVE BORDER LINE.WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES:  
CECIL PASTURE ROAD AND CROWN VALLEY PARKWAY.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

1. AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.
2. AN EASEMENT FOR SIDEWALK PURPOSES OVER LOTS A, B, D, E, H, I, Q, S, T AND W, AND OVER A PORTION OF LOT O, AS SHOWN ON THIS MAP.
3. THE SCENIC PRESERVATION EASEMENTS OVER LOTS K, L AND A PORTION OF LOT J AS SHOWN ON SAID MAP FOR THE PURPOSES AND SUBJECT TO THE SAME CONDITION AND LIMITATIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORDED MARCH 10, 1989 AS DOC. 89-125032, OF OFFICIAL RECORDS.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR  
ACCESS RIGHTS TO CROWN VALLEY PARKWAY AND O'NEILL DRIVE, EXCEPT AT APPROVED  
ACCESS LOCATIONS.WE ALSO HEREBY DEDICATE TO SANTA MARGARITA WATER DISTRICT, THE EASEMENTS FOR WATER AND  
SEWER PIPELINES AND ACCESS PURPOSES AS SHOWN ON SAID MAP, SAID EASEMENTS SHALL BE  
SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED  
OCTOBER 6, 1980 IN BOOK 13776, PAGE 341 OF OFFICIAL RECORDS, COUNTY OF ORANGE.DMB LADERA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.  
BY: RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
AS MANAGER.STEPHEN C. SCHRANK  
EXECUTIVE VICE PRESIDENTPAUL JOHNSON  
V.P. - COMMUNITY DEVELOPMENTDMB CONSOLIDATED HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  
BENEFICIARY UNDER DEED OF TRUST RECORDED AS INST. NO. 19980624030  
AND 19990288616, BOTH OF OFFICIAL RECORDS.  
BY DMB ASSOCIATED, INC., AN ARIZONA CORPORATION, AS MANAGER.TERRY D. RANDALL  
VICE PRESIDENT

## CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICT

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE SANTA MARGARITA WATER  
DISTRICT, A PUBLIC CORPORATION OF ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS  
RESOLUTION NO. 88-10-2 DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT, THE EASEMENTS  
FOR WATER AND SEWER PIPELINES AND ACCESS PURPOSES, AS DEDICATED AND SHOWN ON THIS  
TRACT MAP, AND THE WATER AND SEWER RIGHTS, AS DEDICATED, BY AND BETWEEN THE SANTA  
MARGARITA WATER DISTRICT AND DMB LADERA, L.L.C., AND DOES HEREBY CERTIFY THAT THE  
GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.DANIEL R. FERONS, CHIEF ENGINEER  
SANTA MARGARITA WATER DISTRICT

## AUTOMATIC FIRE SPRINKLER NOTE:

ALL COMMERCIAL STRUCTURES OVER 8,000 SQUARE FEET; ALL MULTIFAMILY RESIDENTIAL  
STRUCTURES; ALL DETACHED, SINGLE-FAMILY STRUCTURES EXCEEDING 5,500 SQUARE FEET,  
AND ALL STRUCTURES EXCEEDING FIRE AUTHORITY ACCESS REQUIREMENTS SHALL BE  
PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM, IN A MANNER MEETING THE APPROVAL  
OF THE FIRE CHIEF.

## SPECIAL FIRE PROTECTION NOTE:

PROPERTY IS IN A SPECIAL FIRE PROTECTION AREA AND MUST MEET ALL REQUIREMENTS  
FOR DEVELOPMENT WITHIN THE AREA.

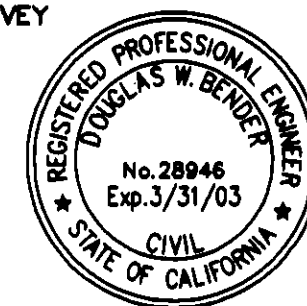
## HIGH FIRE HAZARD AREA NOTE:

THE LOTS SHOWN ON THIS MAP ARE IN A HIGH FIRE HAZARD AREA DUE TO  
WILD LAND EXPOSURE.

## NOTES:

PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE FOOTHILL/EASTERN  
TRANSPORTATION CORRIDOR.

## ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP CONSISTING OF 8 SHEETS, CORRECTLY REPRESENTS  
A TRUE AND COMPLETE SURVEY AS SHOWN MADE IN NOVEMBER, 1997; WAS MADE BY  
ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF CHARACTER AND  
OCCUPY (OR WILL OCCUPY) THE POSITIONS INDICATED BY SAID MAP; AND THAT  
SAID MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY  
TO BE RETRACED.DOUGLAS W. BENDER, R.C.E. 28946  
MY REGISTRATION EXPIRES MARCH 31, 2003.

## COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE  
SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED  
AND APPROVED BY THE ORANGE COUNTY SUBDIVISION COMMITTEE; THAT ALL  
PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION REGULATIONS  
HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.DATED THIS 25<sup>TH</sup> DAY OF FEBRUARY, 2000.

JOHN CANAS, COUNTY SURVEYOR



## CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF  
SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE 7<sup>TH</sup>  
DAY OF March, 2000, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER  
DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE  
PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET PURPOSES:  
CECIL PASTURE ROAD AND CROWN VALLEY PARKWAY.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.
2. AN EASEMENT FOR SIDEWALK PURPOSES OVER LOTS A, B, D, E, H, I, Q, S, T AND W, AND OVER A PORTION OF LOT O, AS SHOWN ON THIS MAP.
3. THE EASEMENT FOR SCENIC PRESERVATION PURPOSES AS DEDICATED.
4. THE VEHICULAR ACCESS RIGHTS TO CROWN VALLEY PARKWAY AND O'NEILL DRIVE AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION  
66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.DATED THIS 7<sup>TH</sup> DAY OF March, 2000.DARLENE J. BLOOM  
CLERK OF THE BOARD OF SUPERVISORS

## COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO  
LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID  
STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED  
AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET  
PAYABLE.AND DO ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF  
THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO  
SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON  
THE LAND COVERED BY THIS MAP.DATED THIS 8<sup>TH</sup> DAY OF February, 2000.JOHN M.W. MOORLACH  
COUNTY TREASURER-TAX COLLECTOR

BY: DEPUTY TREASURER-TAX COLLECTOR

PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON LOTS 1 AND 4  
THROUGH 11, THE OWNER SHALL PROVIDE EVIDENCE TO THE  
MANAGER, CURRENT PLANNING, THAT A RECIPROCAL ACCESS  
AND PARKING EASEMENT HAS BEEN PROVIDED FOR CIRCULATION  
PURPOSES ACROSS LOTS 1 AND 4 THROUGH 11.

## SIGNATURE OMISSION:

PURSUANT TO SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING  
SIGNATURES HAVE BEEN OMITTED:

1. LADERA DEVELOPMENT COMPANY, L.L.C., HOLDER OF OIL, GAS, MINERAL, AND WATER RIGHTS RECORDED DECEMBER 10, 1996 AS INSTRUMENT NO. 19960624029 OF OFFICIAL RECORDS.
2. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 18, 1965 IN BOOK 7485, PAGE 714 OF OFFICIAL RECORDS.
3. COUNTY OF ORANGE, HOLDER OF TEMPORARY EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES RECORDED JULY 26, 1999 AS INST. NO. 19990644619, OF O.R.
4. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 16, 1966 IN BOOK 7962, PAGE 126 OF OFFICIAL RECORDS.

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS.

SHEET 2 OF 8 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15827)

TOTAL ACRES: 77.470 AC.  
NUMBERED LOTS: 12  
LETTERED LOTS: 23  
DATE OF SURVEY: NOVEMBER 1997.

TRACT NO. 15827

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

JULY, 1999.

DMB LADERA, L.L.C.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS January 25, 2000, BEFORE ME, Tina T. Baker,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
STEPHEN C. SCHRANK AND PAUL JOHNSON  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)  
TO BE THE PERSON (S) WHOSE NAME (S) ~~IS/ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/THEY EXECUTED THE SAME IN HIS/~~HER~~/THEIR  
AUTHORIZED CAPACITY (IES), AND THAT BY HIS/~~HER~~/THEIR SIGNATURE (S) ON THE  
INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S)  
ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Tina T. Baker  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.

Tina T. Baker  
(NAME PRINTED)

MY COMMISSION EXPIRES August 29, 2000

DMB CONSOLIDATED HOLDINGS, L.L.C.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS January 24, 2000, BEFORE ME, Virginia G. Kerr  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
TERRY D. RANDALL  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)  
TO BE THE PERSON (S) WHOSE NAME (S) ~~IS/ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/THEY EXECUTED THE SAME IN HIS/~~HER~~/THEIR  
AUTHORIZED CAPACITY (IES), AND THAT BY HIS/~~HER~~/THEIR SIGNATURE (S) ON THE  
INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S)  
ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Virginia G. Kerr  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.

Virginia G. Kerr  
(NAME PRINTED)

MY COMMISSION EXPIRES May 22, 2003

SANTA MARGARITA WATER DISTRICT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS FEBRUARY 1, 2000, BEFORE ME, ANDREA M. EVANS,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
DANIEL R. FERONS  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)  
TO BE THE PERSON (S) WHOSE NAME (S) ~~IS/ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/THEY EXECUTED THE SAME IN HIS/~~HER~~/THEIR  
AUTHORIZED CAPACITY (IES), AND THAT BY HIS/~~HER~~/THEIR SIGNATURE (S) ON THE  
INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S)  
ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Andrea M. Evans  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS  
IN ORANGE COUNTY.

ANDREA M. EVANS  
(NAME PRINTED)

MY COMMISSION EXPIRES 3-17-2000

TOTAL ACRES: 77.470 AC.  
NUMBERED LOTS: 12  
LETTERED LOTS: 23  
DATE OF SURVEY: NOVEMBER, 1997.

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

**EASEMENT NOTES:**

- (A) INDICATES SO. CAL. EDISON CO. EASEMENT PER BOOK 7485, PAGE 714, O.R.
- (B) INDICATES SO. CAL. EDISON CO. EASEMENT PER BOOK 7962, PAGE 126, O.R.
- (C) INDICATES ACCESS EASEMENT FOR LOTS 1 AND 4 THROUGH 11 FROM CROWN VALLEY PARKWAY AND CECIL PASTURE ROAD.
- (D) INDICATES EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE.
- (E) INDICATES EASEMENT FOR SEWER AND ACCESS PURPOSES DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.
- (F) INDICATES EASEMENT FOR SCENIC PRESERVATION PURPOSES DEDICATED TO THE COUNTY OF ORANGE OVER PORTIONS OF LOTS J, K AND L.
- (G) INDICATES RIDING AND HIKING TRAIL **PER UNRECORDED LICENSE AGREEMENT WITH THE COUNTY OF ORANGE DATED MARCH 30, 1999.**
- (H) INDICATES ACCESS EASEMENT FOR LOT 12.
- (I) INDICATES ACCESS AND WATER, SEWER AND STORMDRAIN EASEMENT RESERVED FOR FUTURE USE.
- (J) INDICATES TEMPORARY CONSTRUCTION EASEMENT FOR CROWN VALLEY PARKWAY PER DOC. REC. 7/26/99 AS INST. NO. 19990544619, OF O.R.
- (K) INDICATES 20.00' SANITARY SEWER LINE AND ACCESS EASEMENT DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.
- (L) INDICATES 20.00' & 25.00' DOMESTIC WATER LINE AND ACCESS EASEMENT DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.
- (M) **INDICATES EASEMENT FOR RIDING AND HIKING TRAIL RESERVED FOR FUTURE GRANT.**

**MONUMENT NOTES:**

2" I.P. TAGGED RCE 28946 OR A LEAD & TAG RCE 28946 IN CONCRETE OR AN 8" SPIKE & WASHER STAMPED RCE 28946 IN ASPHALT PAVING TO BE SET AT ALL TRACT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED RCE 28946 OR A LEAD & TAG RCE 28946 IN CONCRETE TO BE SET AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABOUT A STREET WHICH WILL BE MARKED ON A 8.75' OFFSET OUT SIDE THE TRUE LOT CORNER IN CONCRETE BY A LEAD AND TAG "RCE 28946" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUT-OFFS, B.C.'S, E.C.'S, P.C.G.'S OR P.R.G.'S THAT ABOUT STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.)

8" SPIKE & WASHER STAMPED RCE 28946 IN ASPHALT PAVING OR LEAD & TAG RCE 28946 IN CONCRETE TO BE SET AT ALL CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S AND ALL OTHER CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED. WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

- INDICATES 1" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557" OR LEAD, TACK & TAG "L.S. 5557" TO BE SET PER TRACT NO. 15615 M.M. 777 / 14 - 31 .
- INDICATES 2" I.P. TAGGED "L.S. 5557" TO BE SET PER RECORD OF SURVEY NO. 97-1086 RSB 167/28-28.

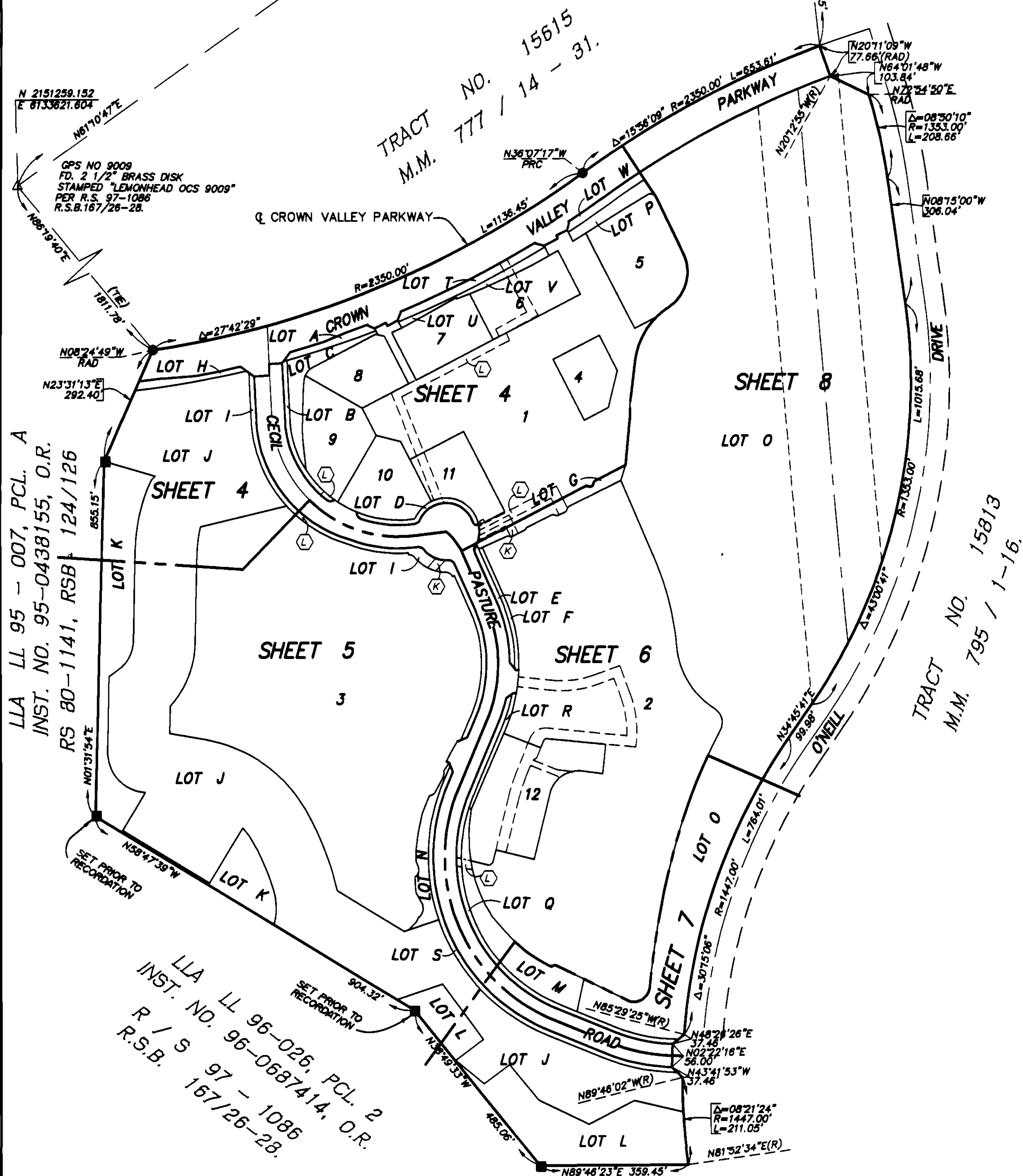
△ INDICATES FOUND ORANGE COUNTY GPS MONUMENT AS NOTED.

### BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 9009 AND STATION NO. 1426 BEARING N61°10'47"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**DATUM STATEMENT:**

COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCCS83) ZONE VI 1983 NAD (1991.35 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY .99993923.



SCALE: 1" = 200'

197 59



SHEET 4 OF 8 SHEETS  
(ALL OF VESTING TENTATIVE)  
TRACT NO. 15827  
TOTAL ACRES: 77.470 AC.  
NUMBERED LOTS: 12  
LETTERED LOTS: 23  
DATE OF SURVEY: NOVEMBER, 1997.

TRACT NO. 15827  
IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA  
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

NOTES:

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT,  
MONUMENT NOTES AND OCS GPS BOUNDARY CONTROL MAP,  
EASEMENT NOTES AND INDEX MAP.

ALL LETTERED LOTS ARE NOT SEPARATE BUILDING SITES.

LOTS A, B, D, E, H, Q, S, T AND W ARE FOR LANDSCAPE  
AND SIDEWALK PURPOSES.

LOTS C, F, G, I, M-P, R, U AND V ARE FOR LANDSCAPE  
PURPOSES.

LOT J IS FOR LANDSCAPE AND FUEL MODIFICATION PURPOSES.

LOTS K AND L ARE FOR OPEN SPACE PURPOSES.

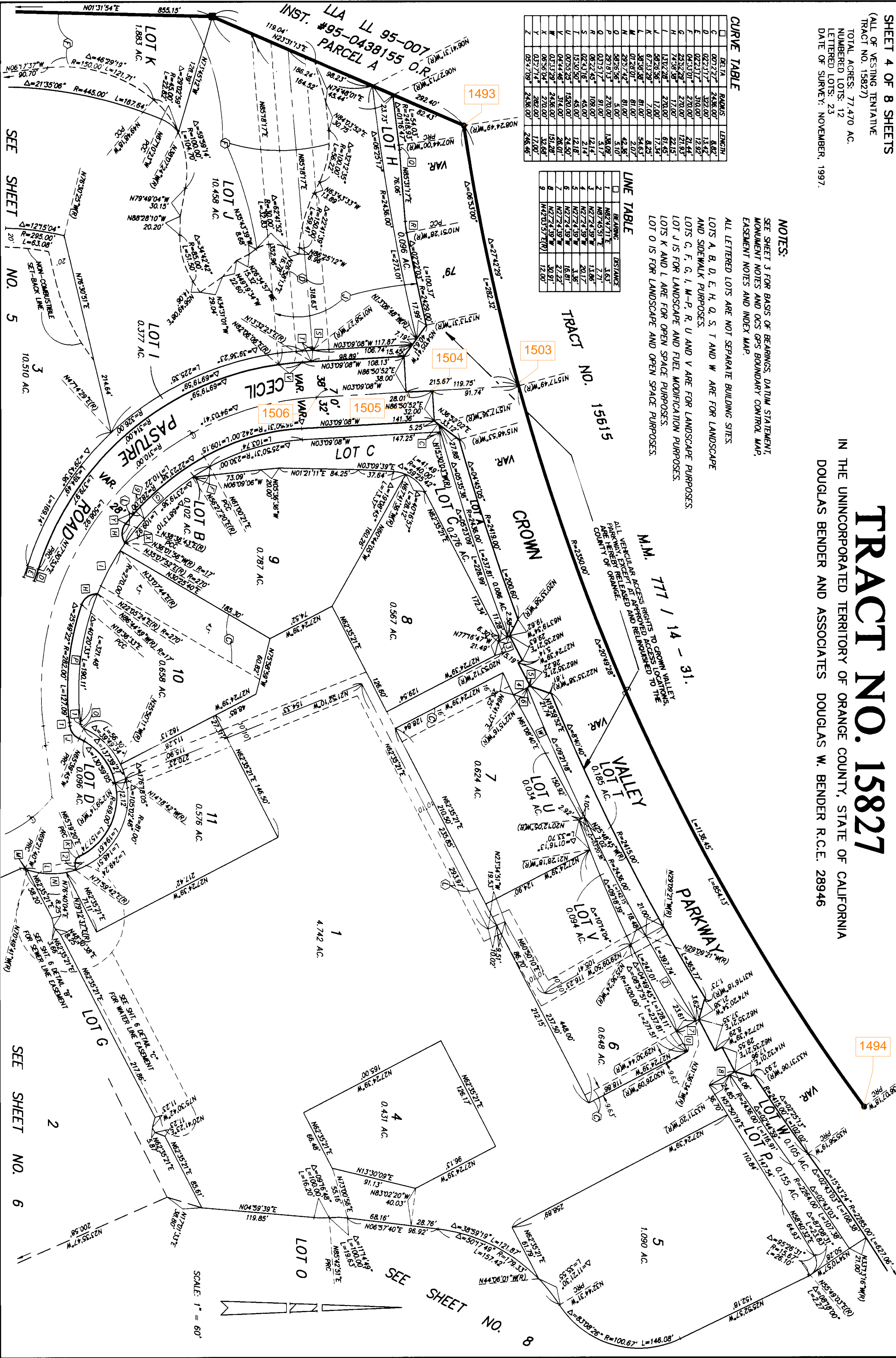
LOT O IS FOR LANDSCAPE AND OPEN SPACE PURPOSES.

CURVE TABLE

CURVE	BEARING	LENGTH
C	001°27'27"	24.66.00'
D	002°31'17"	392.00'
E	002°31'17"	310.00'
F	043°31'07"	270.00'
G	253°28'28"	270.00'
H	74°59'58"	17.00'
I	131°28'28"	270.00'
J	58°28'56"	12.00'
K	67°31'29"	7.00'
L	38°58'38"	81.00'
M	01°28'01"	81.00'
N	29°57'42"	81.00'
O	58°28'56"	5.00'
P	291°13'13"	270.00'
Q	031°51'17"	91.00'
R	06°22'45"	109.00'
S	02°41'06"	45.00'
T	151°50'50"	45.00'
U	00°53'25"	150.00'
V	04°44'46"	314.00'
W	031°31'29"	246.00'
X	08°58'08"	270.00'
Y	031°31'29"	246.00'
Z	031°31'29"	246.00'

LINE TABLE

LINE	BEARING	DISTANCE
1	N82°47'11"E	3.63'
2	N82°45'51"E	7.71'
3	N82°24'39"W	13.66'
4	N82°24'39"W	20.17'
5	N82°24'39"W	18.46'
6	N82°24'39"W	21.22'
7	N82°24'39"W	30.91'
8	N82°24'39"W	30.91'
9	N42°03'51"E	12.00'



SEE SHEET NO. 5

SEE SHEET NO. 6

SEE SHEET NO. 7

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SEE SHEET NO. 183

SEE SHEET NO. 184

SEE SHEET NO. 185

SEE SHEET NO. 186

SEE SHEET NO. 187

SEE SHEET NO. 188

SEE SHEET NO. 189

SEE SHEET NO. 190

SEE SHEET NO. 191

SEE SHEET NO. 192

SEE SHEET NO. 193

SEE SHEET NO. 194

SEE SHEET NO. 195

SEE SHEET NO. 196

SEE SHEET NO. 197

SEE SHEET NO. 198

SEE SHEET NO. 199

SEE SHEET NO. 200

SEE SHEET NO. 201

SEE SHEET NO. 202

SEE SHEET NO. 203

SEE SHEET NO. 204

SEE SHEET NO. 205

SEE SHEET NO. 206

SEE SHEET NO. 207

SEE SHEET NO. 208

SEE SHEET NO. 209

SEE SHEET NO. 210

SEE SHEET NO. 211

SEE SHEET NO. 212

SEE SHEET NO. 213

SEE SHEET NO. 214

SEE SHEET NO. 215

SEE SHEET NO. 216

SEE SHEET NO. 217

SEE SHEET NO. 218

SEE SHEET NO. 219

SEE SHEET NO. 220

SEE SHEET NO. 221

SEE SHEET NO. 222

SEE SHEET NO. 223

SEE SHEET NO. 224

SEE SHEET NO. 225

SEE SHEET NO. 226

SEE SHEET NO. 227

SEE SHEET NO. 228

SEE SHEET NO. 229

SEE SHEET NO. 230

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SEE SHEET NO. 238

SEE SHEET NO. 239

SEE SHEET NO. 240

SEE SHEET NO. 241

SEE SHEET NO. 242

SEE SHEET NO. 243

SEE SHEET NO. 244

SEE SHEET NO. 245

SEE SHEET NO. 246

SEE SHEET NO. 247

SEE SHEET NO. 248

SEE SHEET NO. 249

SEE SHEET NO. 250

SEE SHEET NO. 251

SEE SHEET NO. 252

SEE SHEET NO. 253

SEE SHEET NO. 254

SEE SHEET NO. 255

SEE SHEET NO. 256

SEE SHEET NO. 257

SEE SHEET NO. 258

SEE SHEET NO. 259

SEE SHEET NO. 260

SEE SHEET NO. 261

SEE SHEET NO. 262

SEE SHEET NO. 263

SEE SHEET NO.



TOTAL ACRES: 77.470 AC.  
NUMBERED LOTS: 12  
LETTERED LOTS: 23  
DATE OF SURVEY: NOVEMBER, 1997.

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

LOT J IS FOR LANDSCAPE AND FUEL MODIFICATION PURPOSES.  
LOTS K AND L ARE FOR OPEN SPACE PURPOSES.  
LOT O IS FOR LANDSCAPE AND OPEN SPACE PURPOSES.

SEE SHEET NO. 4

DETAIL

NO SCALE  
DOMESTIC WATER LINE EASEMENT

DETAIL "B"

NO SCALE  
SANITARY SEWER EASEMENT

SCALE: 1" = 80'

□	DELTA	RADIUS	LENGTH
A	2722'12"	134.00'	64.01'
B	0223'17"	322.00'	13.42'
C	58'26.57"	17.00'	17.34'
D	54'58.50"	69.00'	66.21'
E	68'35.03"	67.00'	20.65'
F	0223'17"	310.00'	12.92'
G	15'37'15"	436.00'	117.23'
H	54'12.44"	18.00'	17.03'
I	50'27'01"	98.00'	86.29'
J	64'33.25"	18.00'	20.60'
K	40'29.27"	27.00'	19.08'
L	71'45.57"	50.00'	62.63'
M	76'35.42"	35.00'	46.99'
N	30'21.35"	70.00'	37.09'
O	27'53.28"	215.00'	104.66'
P	25'47.28"	200.00'	90.03'
Q	14'22'01"	35.00'	90.02'
R	53'49'11"	55.00'	51.66'
S	25'52.28"	60.00'	27.10'
T	26'34.16"	40.00'	18.55'
U	25'40.48"	34.00'	15.24'
V	46'50.15"	10.50'	8.58'
W	32'47.55"	20.67'	11.83'
X	20'29.05"	15.67'	5.60'
Y	79'44.32"	20.23'	28.16'
Z	56'34.30"	18.67'	18.44'
AA	32'22.34"	15.41'	8.71'
AB	15'16.54"	69.00'	18.40'
CC	20'37.12"	98.00'	35.27'
DD	07'38.06"	240.00'	31.98'
EE	11'05.36"	379.00'	73.38'
FF	100'19.21"	25.00'	43.77'
GG	11'13.48"	282.00'	55.27'
HH	32'00.58"	100.00'	56.46'
II	228'32.14"	30.00'	119.66'
JJ	88'25.30"	25.00'	38.58'
KK	11'53.37"	419.00'	86.98'
LL	23'04.16"	314.00'	126.44'

<input type="checkbox"/>	BEARING	DISTANCE
1	N82°47' E	3.63'
2	N68°01' 40"E	24.04'
3	N68°01' 40"E	7.07'
4	N68°01' 40"E	16.87'
5	N21°58' 20" W	24.54'
6	N21°58' 20" W	3.97'
7	N21°58' 20" W	16.87'
8	N28°39' 53"E	26.73'
9	N3012°05"E	30.64'
10	N3012°05"E	8.06'
11	N3012°05"E	22.02'
12	N66°58' 20" W	8.98'
13	N337°44"E	23.90'
14	N04°73' 48" W	5.95'
15	N28°39' 53"E	17.69'
16	N28°39' 53"E	8.04'
17	N66°58' 20" W	8.73'
18	N66°58' 20" W	13.29'
19	N23°01' 40"E	43.25'

DETAIL "A"

NO SCALE

SHEET NO

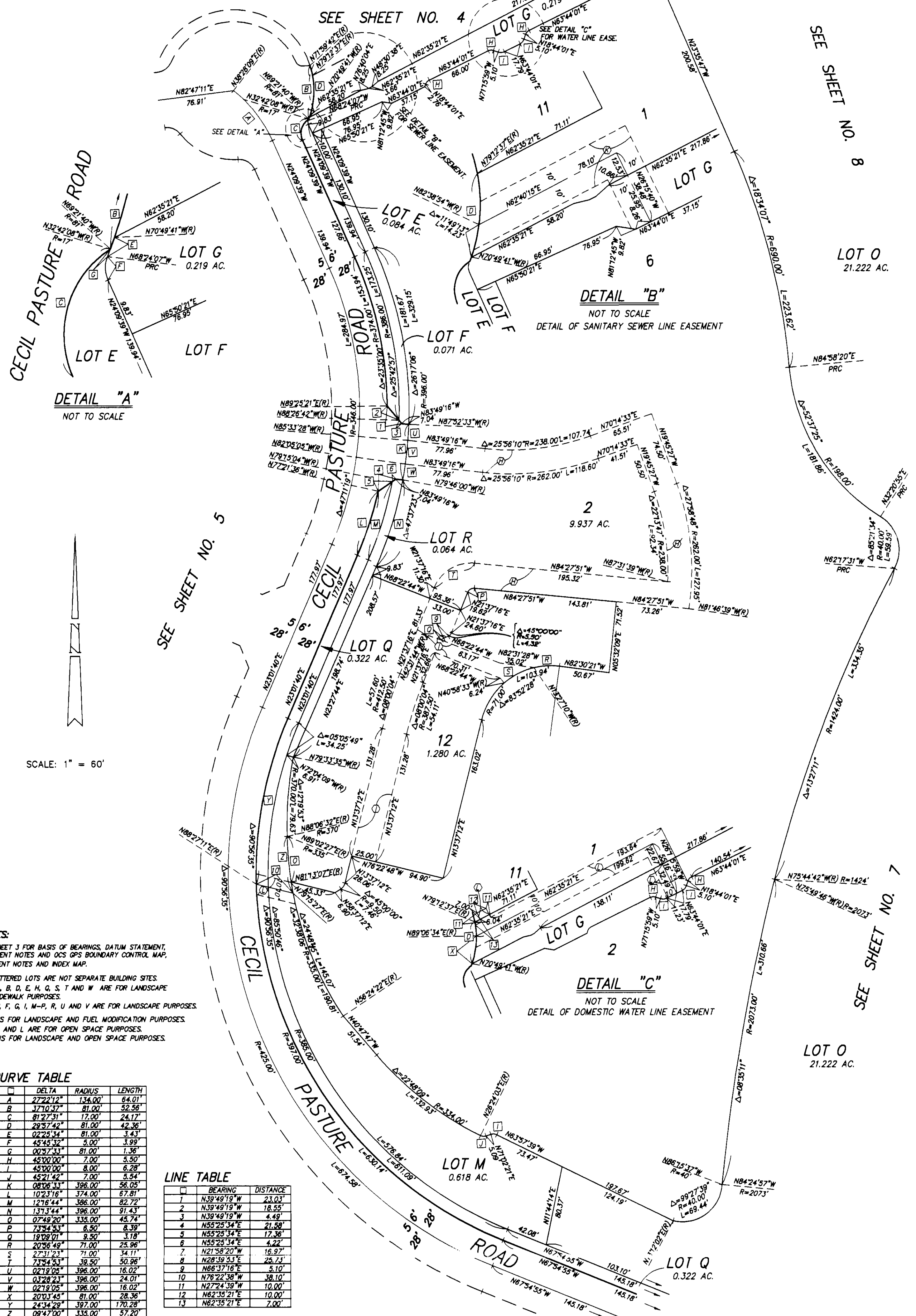
36

SHEET 6 OF 8 SHEETS  
(ALL OF VESTING TENTATIVE  
TRACT NO. 15827)

TOTAL ACRES: 77.470 AC.  
NUMBERED LOTS: 12  
LETTERED LOTS: 23  
DATE OF SURVEY: NOVEMBER, 1997.

# TRACT NO. 15827

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY,  
STATE OF CALIFORNIA  
DOUGLAS BENDER AND ASSOCIATES  
DOUGLAS W. BENDER R.C.E. 28946



DETAIL "A"  
NOT TO SCALE

DETAIL "B"  
NOT TO SCALE  
DETAIL OF SANITARY SEWER LINE EASEMENT

DETAIL "C"  
NOT TO SCALE  
DETAIL OF DOMESTIC WATER LINE EASEMENT

SCALE: 1" = 60'

NOTES:  
SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT,  
MONUMENT NOTES AND OCS GPS BOUNDARY CONTROL MAP,  
EASEMENT NOTES AND INDEX MAP.  
ALL LETTERED LOTS ARE NOT SEPARATE BUILDING SITES.  
LOTS A, B, D, E, H, G, S, T AND W ARE FOR LANDSCAPE  
AND SIDEWALK PURPOSES.  
LOTS C, F, G, I, M-P, R, U AND V ARE FOR LANDSCAPE PURPOSES.  
LOT J IS FOR LANDSCAPE AND FUEL MODIFICATION PURPOSES.  
LOTS K AND L ARE FOR OPEN SPACE PURPOSES.  
LOT O IS FOR LANDSCAPE AND OPEN SPACE PURPOSES.

CURVE TABLE

	DELTA	RADIUS	LENGTH
A	27°22'12"	134.00'	64.01'
B	37°10'37"	81.00'	52.36'
C	81°27'31"	17.00'	24.17'
D	28°57'42"	81.00'	42.36'
E	02°25'34"	81.00'	3.43'
F	45°45'32"	5.00'	3.99'
G	00°57'33"	81.00'	1.36'
H	45°00'00"	7.00'	5.50'
I	45°00'00"	8.00'	6.28'
J	45°21'42"	7.00'	5.54'
K	08°06'33"	396.00'	56.05'
L	10°23'16"	374.00'	67.81'
M	12°16'44"	386.00'	82.72'
N	13°13'44"	396.00'	91.43'
O	07°49'20"	335.00'	45.74'
P	73°54'53"	6.50'	8.39'
Q	18°09'01"	9.50'	3.18'
R	20°56'49"	71.00'	25.96'
S	27°31'23"	34.11'	34.11'
T	73°54'53"	39.50'	50.96'
U	02°19'05"	396.00'	16.02'
V	03°28'23"	396.00'	24.01'
W	02°19'05"	396.00'	16.02'
X	20°03'45"	81.00'	28.36'
Y	24°34'29"	397.00'	170.28'
Z	08°47'00"	335.00'	57.20'

LINE TABLE

	BEARING	DISTANCE
1	N39°49'19"W	23.03'
2	N39°49'19"W	18.55'
3	N39°49'19"W	4.49'
4	N55°25'34"E	21.58'
5	N55°25'34"E	17.36'
6	N55°25'34"E	4.22'
7	N21°58'20"W	16.97'
8	N28°39'53"E	25.73'
9	N66°37'16"E	5.10'
10	N76°22'36"W	38.10'
11	N27°24'39"W	10.00'
12	N62°35'21"E	10.00'
13	N62°35'21"E	7.00'

SHEET 7 OF 8 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15827)

TOTAL ACRES: 77.470 AC.  
NUMBERED LOTS: 12  
LETTERED LOTS: 23  
DATE OF SURVEY: NOVEMBER, 1997.

TRACT NO. 15827

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

SEE SHEET NO. 7

NOTES:

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT,  
MONUMENT NOTES AND OCS GPS BOUNDARY CONTROL MAP,  
EASEMENT NOTES AND INDEX MAP.

ALL LETTERED LOTS ARE NOT SEPARATE BUILDING SITES.

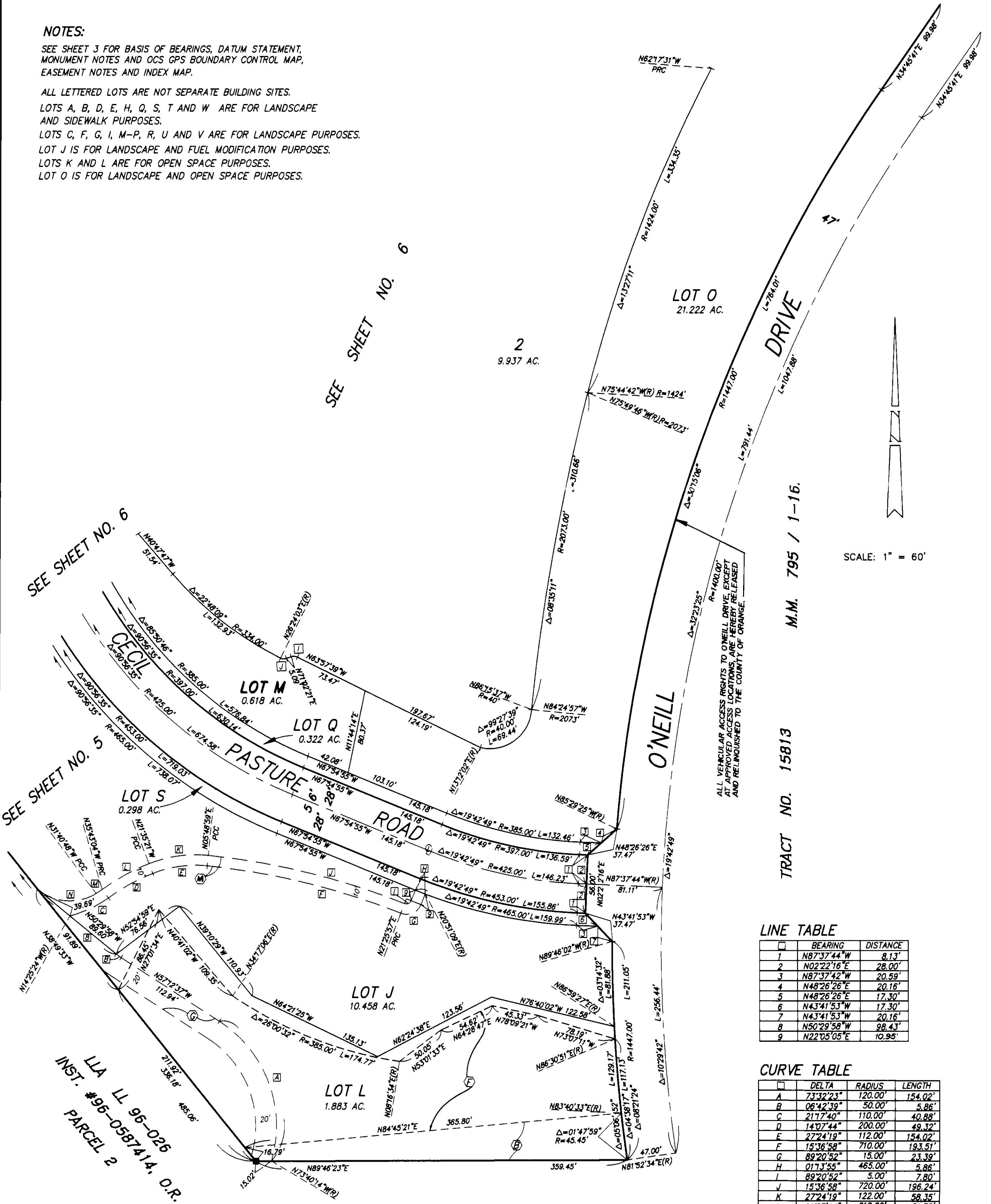
LOTS A, B, D, E, H, Q, S, T AND W ARE FOR LANDSCAPE  
AND SIDEWALK PURPOSES.

LOTS C, F, G, I, M-P, R, U AND V ARE FOR LANDSCAPE PURPOSES.

LOT J IS FOR LANDSCAPE AND FUEL MODIFICATION PURPOSES.

LOTS K AND L ARE FOR OPEN SPACE PURPOSES.

LOT O IS FOR LANDSCAPE AND OPEN SPACE PURPOSES.



LINE TABLE

	BEARING	DISTANCE
1	N87°37'44"W	8.13'
2	N02°22'16"E	28.00'
3	N87°37'42"W	20.59'
4	N48°26'26"E	20.16'
5	N48°26'26"E	17.30'
6	N43°41'53"W	17.30'
7	N43°41'53"W	20.16'
8	N50°29'58"W	98.43'
9	N22°05'05"E	10.95'

CURVE TABLE

	DELTA	RADIUS	LENGTH
A	73°32'23"	120.00'	154.02'
B	06°42'39"	50.00'	5.86'
C	21°17'40"	110.00'	40.88'
D	14°07'44"	200.00'	49.32'
E	27°24'19"	112.00'	154.02'
F	15°36'58"	710.00'	193.51'
G	89°20'52"	15.00'	23.39'
H	01°13'55"	465.00'	5.86'
I	89°20'52"	5.00'	7.80'
J	15°36'58"	720.00'	196.24'
K	27°24'19"	122.00'	58.35'
L	14°07'44"	210.00'	51.78'
M	04°02'17"	100.00'	7.05'
N	71°10'49"	48.00'	59.63'

LLA LL 96-026  
INST. #96-0587414, O.R.  
PARCEL 1

M.M. 795 / 1-16.

TRACT NO. 15813



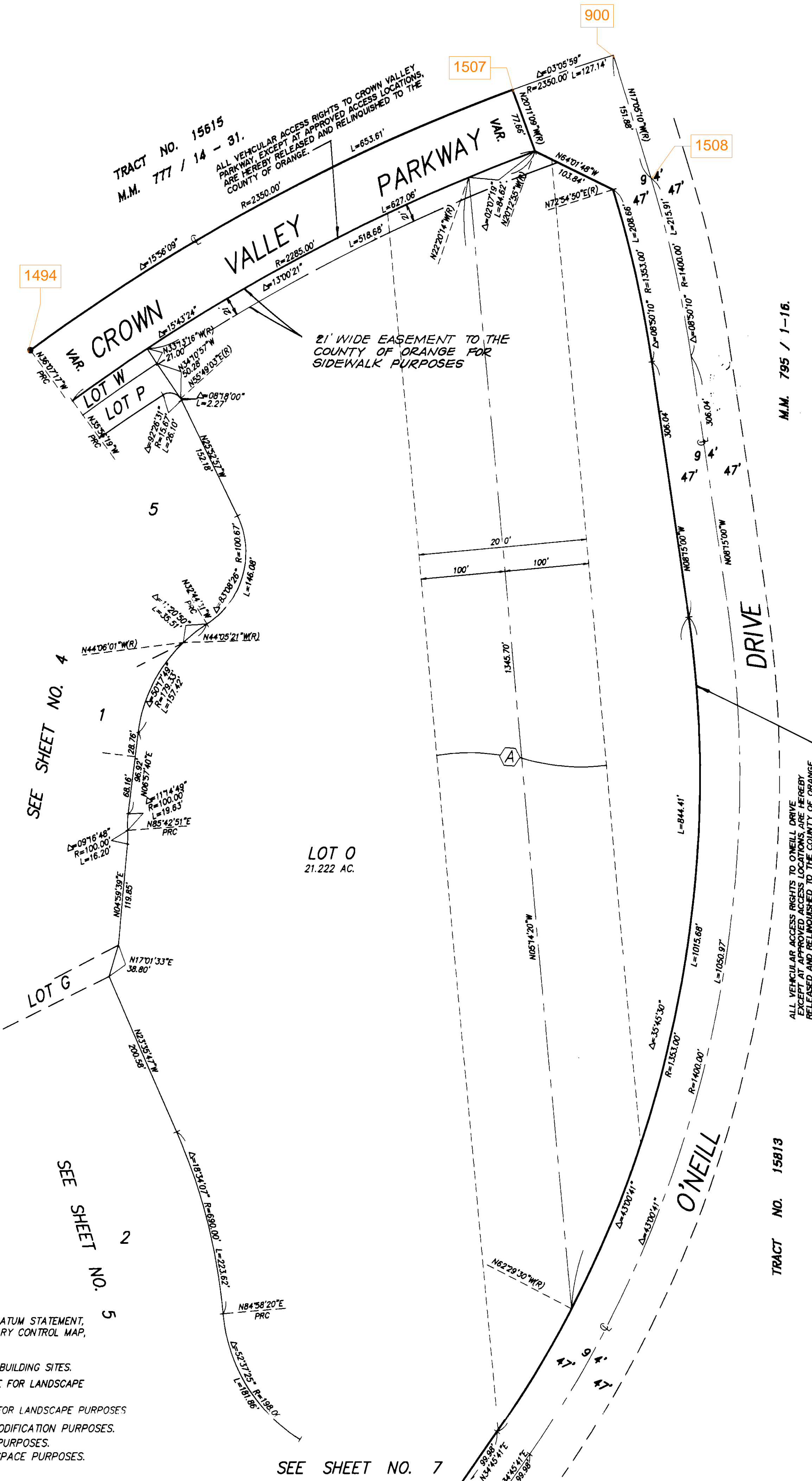
SHEET 8 OF 8 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15827)  
TOTAL ACRES: 77.470 AC.  
NUMBERED LOTS: 12  
LETTERED LOTS: 23  
DATE OF SURVEY: NOVEMBER, 1997.

TRACT NO. 15827

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA  
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

SCALE: 1" = 80'



NOTES:

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES AND OCS GPS BOUNDARY CONTROL MAP, EASEMENT NOTES AND INDEX MAP.

ALL LETTERED LOTS ARE NOT SEPARATE BUILDING SITES.

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LOT J IS FOR LANDSCAPE AND FUEL MODIFICATION PURPOSES.

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LOT O IS FOR LANDSCAPE AND OPEN SPACE PURPOSES.

SEE SHEET NO. 7